

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
E/S Mill Run Circle, N of Red *
Run Blvd. * ZONING COMMISSIONER
10100 Mill Run Circle
4th Election District * OF BALTIMORE COUNTY
3rd Councilmanic District
Owings Mills Ltd. Partnership * Case No. 99-27-A
Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property known as the Owings Mills Mall, located on Mill Run Circle in Owings Mills. The Petition was filed by the Owings Mills Ltd. Partnership through The Rouse Company at Owings Mills, General Partner, property owner. As amended, the Petitioner seeks variance relief from Section 450.4 of the Baltimore County Zoning Regulations (BCZR) to permit wall mounted sign areas of up to 240 sq. ft., in lieu of the permitted 150 sq. ft., and permission to install 10 wall mounted signs (6 and 4 per facade), in lieu of the permitted 4 signs (2 per facade). The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

Appearing at the public hearing held for this case were John Selden, on behalf of General Cinema, Michael Khouri and George Buckmann. Also appearing was Melanie Moser, from Daft-McCune-Walker, the consultants who prepared the site plan. The Petitioner was represented by Robert A. Hoffman, Esquire. There were no Protestants or other interested persons present.

Testimony and evidence presented was that the subject property is a large site and is well known as the location of the Owings Mills Mall, a large retail/business center which serves northwestern Baltimore County. As shown on the site plan, the property contains over 785,000 sq. ft. of existing retail space. The mall has been at this location for a number of

ORDER RECORDED FOR FILING

2000

11

years and was approved under the County's Development Regulations pursuant to the CRG (County Review Group) process in 1984.

Presently, the site is undergoing expansion. As part of these efforts, a large General Cinema complex will be constructed. This complex will encompass nearly 1.7 acres of the site and will be a freestanding building. The site plan which was submitted clearly depicts the proposed building and the parking area which will serve same.

Variance relief is requested to approve a sign package for the General Cinema Theatres. It was indicated that the sign package had been carefully designed to provide an appropriate advertising scheme and direction to patrons. A series of wall mounted signs are proposed for the building as more particularly shown on page 3 of the site plan. It is to be particularly noted that the building will be quite large and will contain 18 separate screens. The site is being designed as a "premium" theatre location and will feature numerous amenities, including plush seating and dining facilities within the theatre.

As noted above, there were no Protestants present and the sign package enjoys the support of the Office of Planning. A Zoning Plans Advisory Committee (ZAC) from that agency opines that the package, ". . . is well designed and complimentary to the architectural design of the Owings Mills Mall property." For these reasons, the Office of Planning endorses the project.

Based upon the testimony and evidence offered, all of which was uncontradicted, I am persuaded to grant the Petition for Variance. In my judgment, the Petitioner has satisfied the criteria for variance relief which is set forth in Section 307 of the BCZR and as construed by the case law. I am persuaded that the property is unique, that practical difficulty will be sustained if variance relief were denied and that relief can be



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

September 1, 1998

Robert Hoffman, Esquire
Venable, Baetjer and Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: Case No. 99-27-A
Petition for Variance
Owings Mills Limited Partnership, by The Rouse Co., Petitioner

Dear Mr. Hoffman:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm
att.

c: Ms. Melanie Moser
Daft-McCune-Walker, Inc.
200 E. Pennsylvania Avenue
Towson, Maryland 21204





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at Owings Mills Mall, Mill Run Rd., Owings Mills
which is presently zoned BM-CT

This Petition shall be filed with the Department of Permits & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made part of hereof, hereby petition for a Variance from Section(s) 240.44 (B) (2)

450.4 to permit single wall-mounted sign areas of up to 230 sq. ft. in lieu of 150 and to permit 10 wall-mounted signs (6 and 4 per facade) in lieu of 4 (2 per facade).

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardships or practical difficulty)

To be determined at hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

By:

Signature:

Address

City

State

Zipcode

Attorney for Petitioner:

Robert A. Hoffman
Venable, Baetjer and Howard, LLP

(Type or Print Name)

Signature

210 Allegheny Ave.

Address

(410) 494-6200

Phone No

Towson

City

MD

State

21204

Zipcode

**DROP OFF
NO REVIEW**

7/16/98 aer

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Owings Mills Limited Partnership

By: The Rouse Company at Owings Mills, General Partner

(Type or Print Name)

By:

Signature: Christopher B. Carlaw, Vice President

(Type or Print Name)

Signature

10275 Little Patuxent Parkway

Address

410-992-6000

Phone No.

Columbia

City

MD

State

21044

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Robert A. Hoffman

Venable, Baetjer and Howard, LLP

Name

210 Allegheny Ave, Towson, MD 21204

Address

(410) 494-6200

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

99-27-A

Description

To Accompany Petition for Zoning (Sign) Variance

1.704 Acre Parcel

Cinema Parcel

Part of Owings Mills Limited Partnership Property



Daft McCune Walker, Inc.

200 East Pennsylvania Avenue

Towson, Maryland 21286

410 296 3333

Fax 296 4705

A Team of Land Planners,

Landscape Architects,

Engineers, Surveyors &

Environmental Professionals

Beginning for the same at the end of the following course and distance measured from the intersection of the centerline of Red Run Boulevard with the centerline of Painters Mill Road (1) North 13 degrees 15 minutes 01 second West 1689.31 feet, thence leaving said point of beginning and running the following 36 courses and distances, viz: (1) South 15 degrees 54 minutes 24 seconds East 53.62 feet, thence (2) South 74 degrees 05 minutes 36 seconds West 40.12 feet, thence (3) South 15 degrees 54 minutes 24 seconds East 18.08 feet, thence (4) North 74 degrees 05 minutes 36 seconds East 40.12 feet, thence (5) South 15 degrees 54 minutes 24 seconds East 53.62 feet, thence (6) South 74 degrees 05 minutes 36 seconds West 19.79 feet, thence (7) South 15 degrees 54 minutes 24 seconds East 75.62 feet, thence (8) South 74 degrees 05 minutes 36 seconds West 7.21 feet, thence (9) South 15 degrees 54 minutes 24 seconds East 54.92 feet, thence (10) South 74 degrees 05 minutes 36 seconds West 5.25 feet, thence (11) South 15 degrees 54 minutes 24 seconds East 13.55 feet, thence (12) South 74 degrees 05 minutes 36 seconds West 31.62 feet, thence (13) South 15 degrees 54 minutes 24 seconds East 10.12 feet, thence (14) South 74 degrees 05 minutes 36 seconds West 40.00 feet, thence (15) South 15 degrees 54 minutes 24 seconds East 10.78 feet, thence (16) South 74 degrees 05 minutes 36 seconds West 50.00 feet, thence (17) North 15 degrees 54 minutes 24 seconds West 12.50 feet, thence (18) South 74 degrees 05 minutes 36 seconds West 35.62 feet, thence (19)

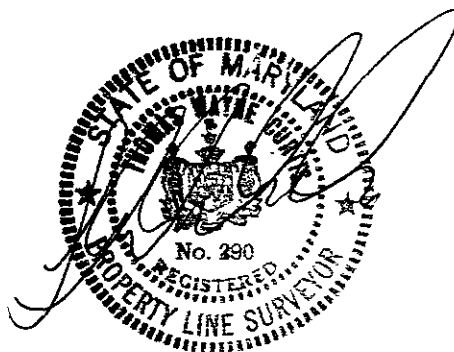
99-27-A

North 15 degrees 54 minutes 24 seconds West 430.33 feet, thence (20) North 74 degrees 05 minutes 36 seconds East 35.62 feet, thence (21) North 15 degrees 54 minutes 24 seconds West 12.50 feet, thence (22) North 74 degrees 05 minutes 36 seconds East 50.00 feet, thence (23) South 15 degrees 54 minutes 24 seconds East 10.78 feet, thence (24) North 74 degrees 05 minutes 36 seconds East 40.00 feet, thence (25) South 15 degrees 54 minutes 24 seconds East 10.12 feet, thence (26) North 74 degrees 05 minutes 36 seconds East 31.62 feet, thence (27) South 15 degrees 54 minutes 24 seconds East 13.55 feet, thence (28) North 74 degrees 05 minutes 36 seconds East 5.25 feet, thence (29) South 15 degrees 54 minutes 24 seconds East 33.50 feet, thence (30) South 74 degrees 05 minutes 36 seconds West 5.25 feet, thence (31) South 15 degrees 54 minutes 24 seconds East 11.00 feet, thence (32) North 74 degrees 05 minutes 36 seconds East 5.25 feet, thence (33) South 15 degrees 54 minutes 24 seconds East 10.42 feet, thence (34) North 74 degrees 05 minutes 36 seconds East 7.21 feet, thence (35) South 15 degrees 54 minutes 24 seconds East 75.62 feet, thence (36) North 74 degrees 05 minutes 36 seconds East 19.79 feet to the point of beginning; containing 1.704 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

July 2, 1998

Project No. 85048.L2 (L85048.L2)



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 055910

PAID RECEIPT

DATE 7/20/98 ACCOUNT 001-6150
AMOUNT \$ 250.00 (WCR)

RECEIVED FROM: Venable, Baetjer & Howard

FOR: VARIANCE - #020
Owings Mills Mall ITEM #27
DROP-OFF -- NO REVIEW #99-27-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PROCESS ACTUAL TIME
7/21/1998 7/20/1998 16:13:02
REG 0503 CASHIER PWES PEW DRAWER 3
MISCELLANEOUS CASH RECEIPT
Receipt # 051453 OFLN
OR NO. 055910

250.00 CHECK: FIN
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF PUBLICATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-27-A
10180 Mill Run Circle
E/S Mill Run Circle, N of Red
Run Boulevard
4th Election District
3rd Councilmanic District
Legal Owner(s):
Owings Mills Limited Partnership

Variance: to permit single wall-mounted sign areas of up to 230 square feet in lieu of 150 and to permit 10 wall-mounted signs in lieu of 4.

Hearing: Friday, August 21, 1998 at 2:00 p.m., in Room 407, County Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 887-3353.

(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391.

8/22 Aug. 6 C248669

TOWSON, MD., 8/6, 1998

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/6, 1998.

THE JEFFERSONIAN,

A. Henrichson
LEGAL AD. - TOWSON

CERTIFICATE OF POSTING

RE: Case No.: 99-27-A

Petitioner/Developer: GENERAL CINEMA, ETAL

C/O ROBERT HOFFMAN, ESQ

Date of Hearing/Closing: 8/21/98

@ 2 P
P.M. 407

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at OWINGS MILLS MALL
#10100 MILL RUN CIRCLE @ 4 ENTRANCES

The sign(s) were posted on 8/2/98
(Month, Day, Year)

Sincerely,

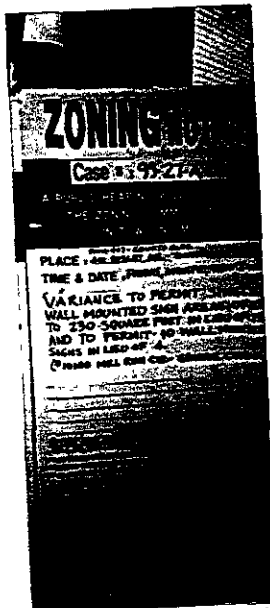
Patrick M. O'Keefe 8/12/98
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

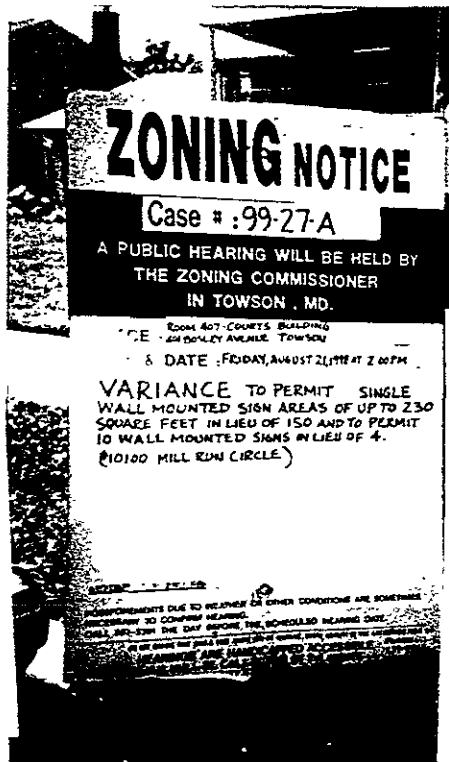
523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571
(Telephone Number)



99-27-A
GEN. CINEMA
O.M. MALL
H. 8/21/98



H. 8/21/98 - 99-27-A
10100 MILL RUN CR.

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 99-27-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: VARIANCE TO PERMIT SINGLE WALL-
MOUNTED SIGN AREAS OF UP TO 230 SQ FT
IN LIEU OF 150 AND TO PERMIT 10 WALL-
MOUNTED SIGNS IN LIEU OF 4.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PATUXENT PUBLISHING COMPANY
August 6, 1998 Issue - Jeffersonian

Please forward billing to:

Robert A. Hoffman, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, MD 21204

410-494-6200

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-27-A
10100 Mill Run Circle
E/S Mill Run Circle, N of Red Run Boulevard
4th Election District -- 3rd Councilmanic District
Legal Owner: Owings Mills Limited Partnership

Variance to permit single wall-mounted sign areas of up to 230 square feet in lieu of 150 and to permit 10 wall-mounted signs in lieu of 4.

HEARING: Friday, August 21, 1998 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS
PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-
887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

July 22, 1998

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-27-A
10100 Mill Run Circle
E/S Mill Run Circle, N of Red Run Boulevard
4th Election District -- 3rd Councilmanic District
Legal Owner: Owings Mills Limited Partnership

Variance to permit single wall-mounted sign areas of up to 230 square feet in lieu of 150 and to permit 10 wall-mounted signs in lieu of 4.

HEARING: Friday, August 21, 1998 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon" with a stylized flourish at the end.

Arnold Jablon
Director

c: Robert A. Hoffman, Esquire

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY AUGUST 6, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 12, 1998

Robert A. Hoffman, Esq.
Venable, Baetjer and Howard, LLP
210 Allegheny Avenue
Towson, MD 21204

RE: Item No.: 27
Case No.: 99-27-A
Location: Owings Mills Mall

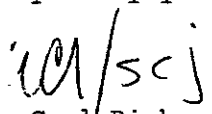
Dear Mr. Hoffman:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on July 16, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,


W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures





Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 7-31-94
Item No. 027 WCR

Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Thank you for the opportunity to review this item.

Very truly yours,

L. J. Gredlein
for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880

AUGUST 7, 1998

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: OWINGS MILLS LIMITED PTNP. 027
KAMBIZ KARIMIAN 031
STERLING INDUSTRY LANE, L.L.C. 033
JAMES ANDREW DUNNIGAN AND DOROTHEA
DOLORES DUNNIGAN 035
FRANK ROSENBERGER AND MARY ROSENBERGER 036
PHYLLIS E. TYLER 037
VERNON MERKLE AND MARILYN IRWIN 038
KEVIN F. BRACKEN AND DAWN H. BRACKEN 039
NARINE BANEY 041
MR. AND MRS. BRINKLEY ITEM 16

Location: DISTRIBUTION MEETING OF AUGUST 3, 1998

Item No.: SEE ABOVE Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

FROM: R. Bruce Seeley *RR 2/18*
Permits and Development Review
DEPRM

DATE: 2/13/98

SUBJECT: Zoning Advisory Committee
Meeting Date: Aug 3, 98

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

<u>27</u>	35	41
28	36	
	37	424 RA
31	38	
33	39	43

RBS:sp

BRUCE2/DEPRM/TXTSBP

Jim
8/21

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
and Development Management

DATE: August 11, 1998

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Owings Mills Mall

INFORMATION

Item Number: 27

Petitioner: Owings Mills Limited Partnership

Zoning: BM-CT

Requested Action: Variance

Summary of Recommendations:

The petitioner proposes to erect a consolidated sign package which is well designed and complementary to the architectural design of the Owings Mills Mall property. For the reasons indicated above, the Office of Planning recommends that the applicant's request be granted.

Section Chief: Jeffrey W. Lee

AFK/JL

8/21

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: August 12, 1998

FROM: *Sub* Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for August 10, 1998
Item Nos. 027, 028, 031, 032, 033,
035, 036, 037, 038, 039, 040, 041,
043 and Case No. 99-16-SPHA from 7/23/98

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

ZONE810.NOC

RE: PETITION FOR VARIANCE
10100 Mill Run Circle, E/S Mill Run Cir., N of Red
Run Blvd., 4th Election District, 3rd Councilmanic

Legal Owners: Owings Mills Ltd. Partnership

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-27-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

Peter Max Zimmerman
People's Counsel for Baltimore County

Carole S. Demilio

Carole S. Demilio
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17th day of August, 1998, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, P.O. Box 5517, Towson, MD 21204, attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

July 20, 1998

Robert A. Hoffman, Esquire
Venable, Baetjer, and Howard
210 Allegheny Avenue
Towson, MD 21204

RE: Drop-Off Petition (Item #27)
Owings Mills Mall
4th Election District

Dear Mr. Hoffman:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. Once a detailed review has been completed by the staff, those comments will be forwarded to you (hopefully before the hearing).

As Baltimore County is no longer responsible for posting properties, I have enclosed the proper form pertaining to this. The sign must contain the wording indicated on the "Zoning Notice" form and the certificate of posting must be completed by the poster and returned to this office.

If you have any questions regarding the sign posting, please do not hesitate to contact Sophia Jennings at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", written in a cursive style.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:scj

Enclosure



99-27-A



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 14, 1998

Robert A. Hoffman, Esquire
Venable, Baetjer and Howard, LLP
210 Allegheny Avenue
Towson, MD 21204

RE: Drop-Off Petition Review (Item #27)
Owings Mills Mall
4th Election District

Dear Mr. Hoffman:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed no unaddressed zoning issues and/or incomplete information. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

A handwritten signature in black ink, appearing to read "John J. Sullivan, Jr.", is written over a horizontal line.

John J. Sullivan, Jr.
Planner II
Zoning Review

JJS:rye

Enclosure (receipt)

c: Zoning Commissioner

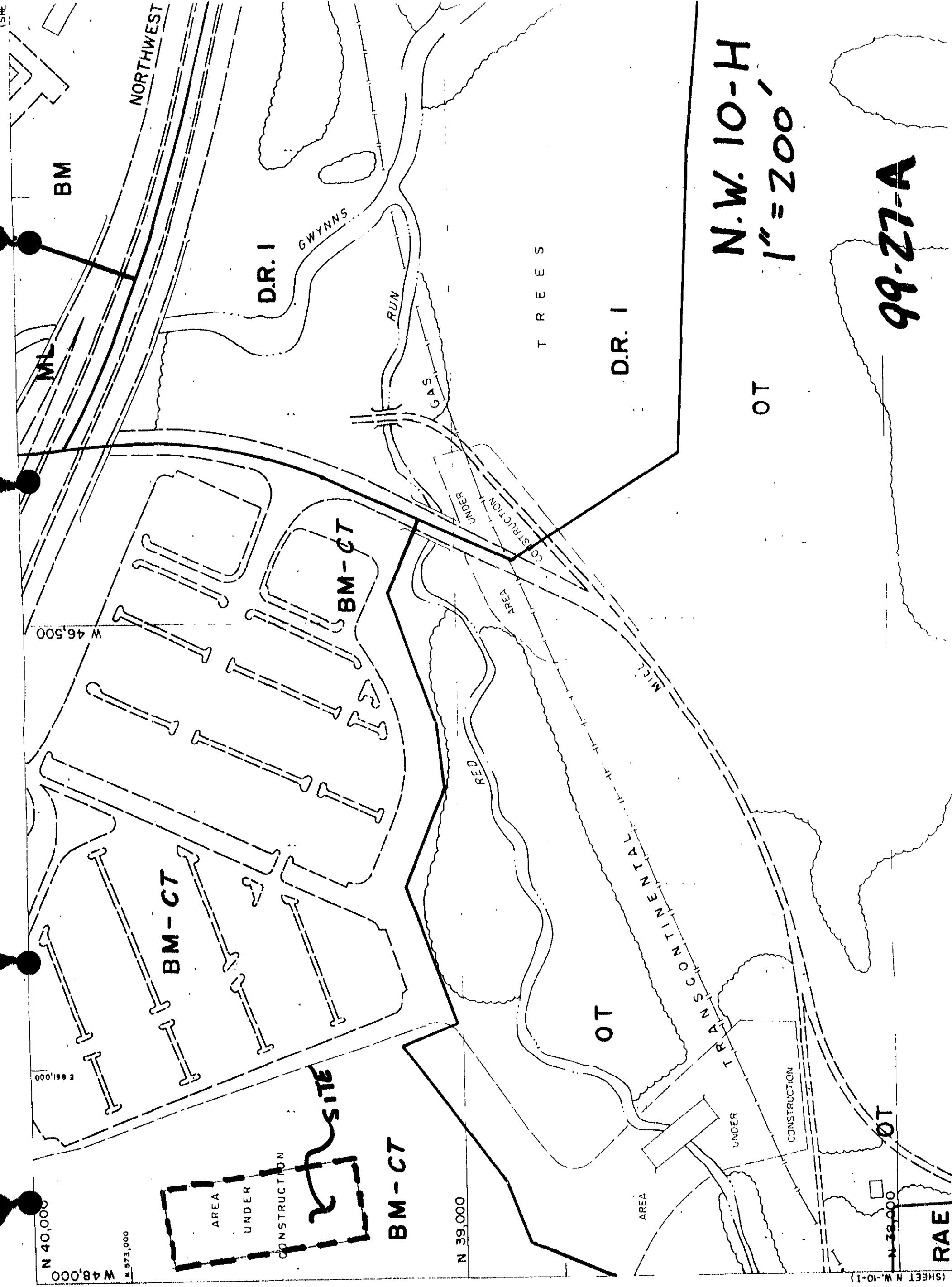
99-27-A



PETITIONER(S) SIGN-IN SHEET

ADDRESS
210 Allegheny 21204
1280 Boulton St / BOSTON
10300 Mill Run Circle 21117
DMW 200 E PENNSYLVANIA 21286
SP6 1524 Tekincoy St Phila PA 19102

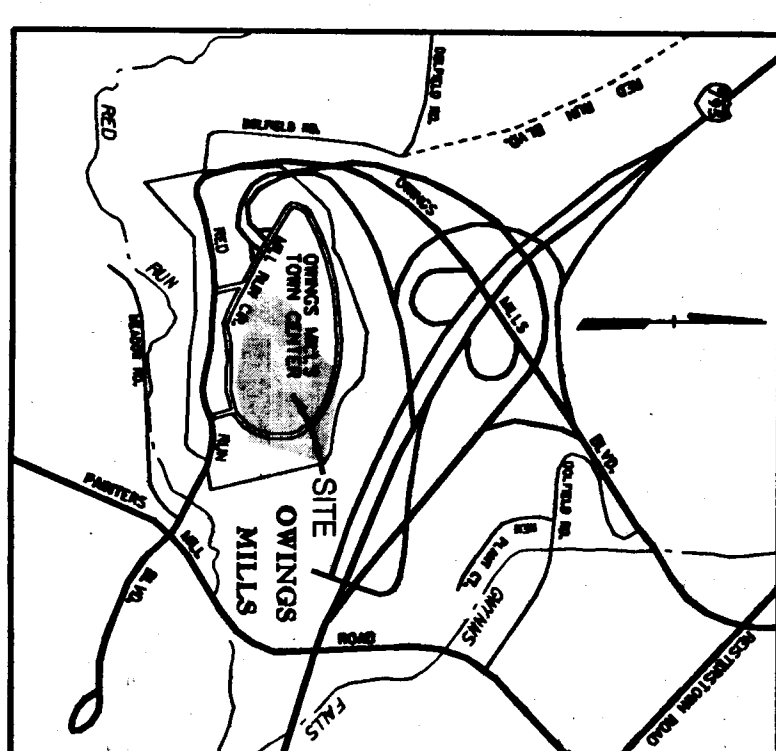
99-27-A





LOT 19 LINE TABLE

Station	Bearing	Distance
1	N 14°02'00" E	80.00'
2	N 14°02'00" W	100.00'
3	N 14°02'00" E	80.00'
4	S 89°02'00" W	100.00'
5	N 14°02'00" E	80.00'
6	S 89°02'00" W	100.00'
7	N 14°02'00" E	80.00'
8	S 89°02'00" W	100.00'
9	N 14°02'00" E	80.00'
10	S 89°02'00" W	100.00'
11	N 14°02'00" E	80.00'
12	S 89°02'00" W	100.00'
13	N 14°02'00" E	80.00'
14	S 89°02'00" W	100.00'
15	N 14°02'00" E	80.00'
16	S 89°02'00" W	100.00'
17	N 14°02'00" E	80.00'
18	S 89°02'00" W	100.00'
19	N 14°02'00" E	80.00'
20	S 89°02'00" W	100.00'
21	N 14°02'00" E	80.00'
22	S 89°02'00" W	100.00'
23	N 14°02'00" E	80.00'
24	S 89°02'00" W	100.00'
25	N 14°02'00" E	80.00'
26	S 89°02'00" W	100.00'
27	N 14°02'00" E	80.00'
28	S 89°02'00" W	100.00'
29	N 14°02'00" E	80.00'
30	S 89°02'00" W	100.00'
31	N 14°02'00" E	80.00'
32	S 89°02'00" W	100.00'
33	N 14°02'00" E	80.00'
34	S 89°02'00" W	100.00'
35	N 14°02'00" E	80.00'
36	S 89°02'00" W	100.00'
37	N 14°02'00" E	80.00'
38	S 89°02'00" W	100.00'
39	N 14°02'00" E	80.00'
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43	N 14°02'00" E	80.00'
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54	S 89°02'00" W	100.00'
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94	S 89°02'00" W	100.00'
95	N 14°02'00" E	80.00'
96	S 89°02'00" W	100.00'
97	N 14°02'00" E	80.00'
98	S 89°02'00" W	100.00'
99	N 14°02'00" E	80.00'
100	S 89°02'00" W	100.00'



General Notes

- Owner: Owings Mills Limited Partnership, 2001 East Pennsylvania Avenue, Owings Mills, Maryland 21117, Phone: (410) 296-3333, Fax: (410) 296-3333.
- Property Address: 10100 Mill Run Circle, Owings Mills, Maryland 21117.
- Site Map: See attached site map for detailed lot layout and proposed improvements.
- Survey: Surveyed by [Surveyor Name], dated [Date].
- Setback: Minimum setbacks of 10 feet from all property lines.
- Signage: All signs must be internally illuminated and conform to the Maryland Signage Regulations.
- Parking: Provide a minimum of 10 parking spaces for each building.
- Landscaping: Landscaping must be provided for all parking areas and building perimeters.
- Other: All improvements must be completed within the specified time frame.

APPROVED USE CRITERIA	PROGRAM
EXISTING RETAIL	700,000 SF G.A.
EXISTING RESTAURANTS	22,000 SF G.A.
J.C. PENNEY'S EXPANSION	80,000 SF G.A.
LOBBY & TRUCK	100,000 SF G.A.
RETAIL TRUCK	100,000 SF G.A.
MAIL DELIVERY	100,000 SF G.A.
THEATRE	100,000 SF G.A.
TOTAL PARKING REQUIREMENT	100,000 SF G.A.
EXISTING RETAIL PARKING	4,000
PROPOSED ADDITIONAL RETAIL PARKING	9,000
TOTAL PARKING SPACES	13,000
VALENCE REQUIRED	171

1. FLOOR AREA: 100,000 SF G.A.
2. VALENCE: 171
3. BUILDING HEIGHT: 100 FT.
4. SIGNAGE: 100,000 SF G.A.
5. LANDSCAPING: 100,000 SF G.A.
6. OTHER: 100,000 SF G.A.

- LEGEND:
- EXISTING CONTOURS
 - EXISTING CURB AND GUTTER
 - PROPOSED STANDARD CURB AND GUTTER
 - EXISTING BUILDINGS
 - EXISTING STORM DRAIN
 - EXISTING SANITARY SEWER
 - EXISTING WATER
 - PAVEMENT STRIPING
 - HANDICAP RAMP
 - LOC - EXISTING UNDERGROUND ELECTRIC

DMW
Dale MacCue-Walkers, Inc.
2001 East Pennsylvania Avenue
Owings Mills, Maryland 21117
Phone: (410) 296-3333
Fax: (410) 296-3333

PLAN TO ACCOMPANY PETITION FOR ZONING (SIGN) VARIANCE
GENERAL CINEMA
OWINGS MILLS TOWN CENTER
10100 MILL RUN CIRCLE
BALTIMORE COUNTY, MARYLAND

4TH ELECTION DISTRICT

ISSUE DATES

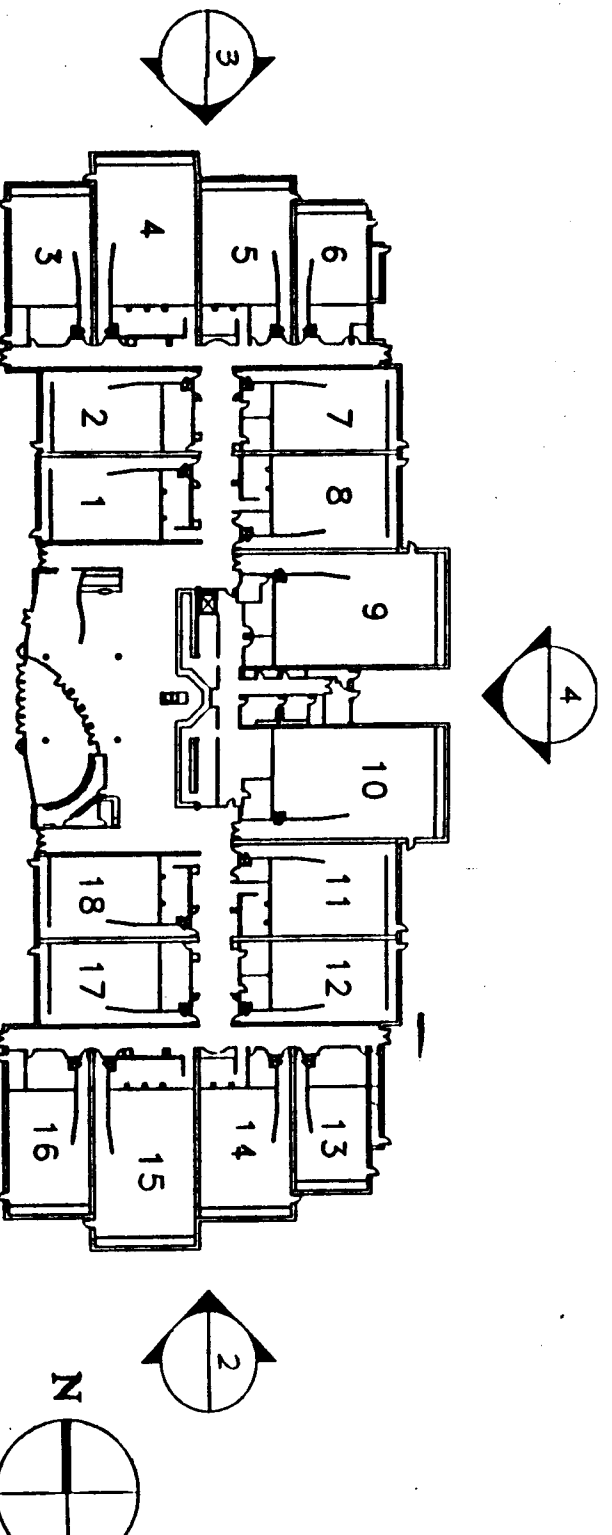
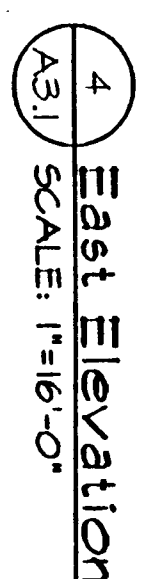
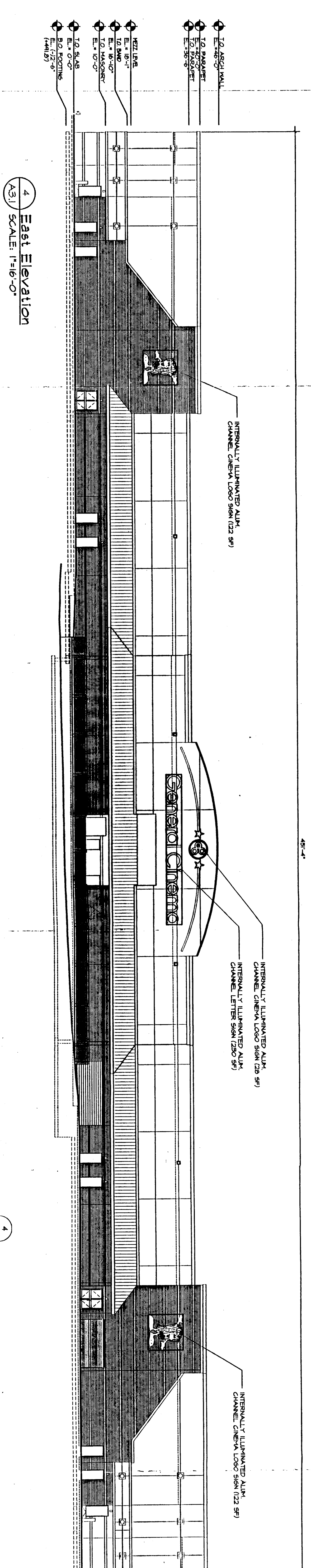
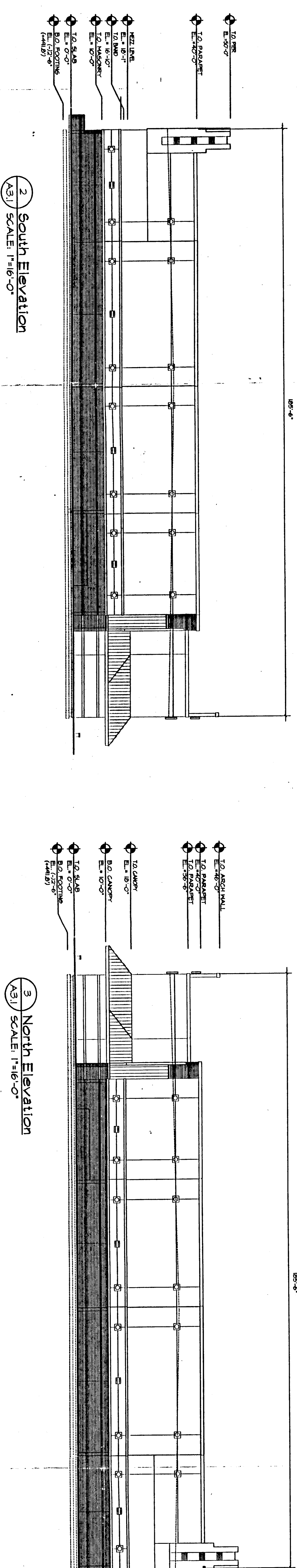
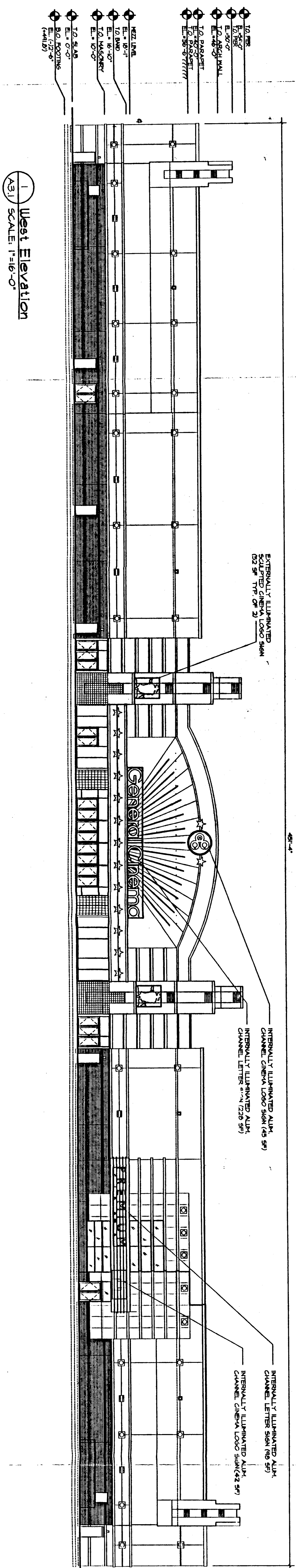
DESIGNED BY: MZK

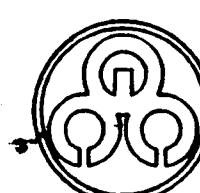


CHECKED BY: MZK

DATE CHECKED: 11/11/17

SCALE: 1"=30'

09-27-A



 General Cinema Owings Mills Town Center Owings Mills, MD		
		
Dan McGeehan-Walker, Inc. 2000 Northpark Drive Towson, Maryland 21286 (410) 296-3333 Fax: 296-4705		
<i>A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals</i>		
PLAN TO ACCOMPANY PETITION FOR ZONING (SIGN) VARIANCE		
GENERAL CINEMA OWINGS MILLS TOWN CENTER 10100 MILL RUN CIRCLE		
4TH ELECTION DISTRICT BALTIMORE COUNTY MARYLAND		
		
DATE	BY	REASON: BID: PERMIT: CONSTRUCTION: BASE: DRAWN: DESIGNED: CHECKED BY: M.J.K. DATE CHECKED: 7/16/97
PERSONS		ISSUÉ DATES

